

5.	Approval of Minutes:
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Motion: The PG approves the March 10, 2011 minutes as disseminated and amended.	
Maker/Second: Quinley/Vick	Carries (Y-N-A): 12-0-1
Notes: Rudolf Abstains	
6.	Land Use Items:
6.a.	Discuss and vote on recommendations from the GPU subcommittee on Land Use Designations: See Appendix A for the full report.
<p>Discussion & Comments:</p> <ol style="list-style-type: none"> 1. North Village 2 parcels at northeast corner of Fruitvale/Cole Grade intersection. Change from VR-4.3 to VR-2 – Deb Hofer Recused due to involvement of her property – Change from 4.3 to 2 would decrease dwelling units to ½ lots from ¼ acre lots better feathering of properties Motion by Rudolf – Second by Vick to Pass – Motion Passed 12-0-1 2. North Village— approximately 7 parcels east of Cole Grade (and east of Hofer Vet Office and parcels in item 1, above) north of Fruitvale (across from Elementary school), from VR-2.9 to VR-2/SR-0.5 – Deb Hofer excused due to adjacent property – recommendation by Rudolf to change to VR-2 made to undo reverse feathering and is adjacent to the school and village Deb Hofer - my property is designated C-1 and county justified the down zoning because the remaining lot could be upzoned in order to maintain property value of the property which is multizoned. Motion by Rudolf second by Montrose – Motion Passed 12-0-1 3. North Village —parcels east of those in item 4, above, to Twain Way, north of Fruitvale, from SR-1 to SR-2 4. North Village Weston Project—same yield but change configuration to larger parcels adjacent to Misty Oaks and Miller Road. Presented by Jim Chagala – is in agreement with the changes that the SC made. The parcels adjacent to the Roads would be smaller but part of the 15du/a would be less dense. Smith – Please clarify the colors and density. The 15 du/a would have an average density of 7.3 du/a 5. North Village Valley Center View Properties Project—Two changes within PAA (northeast corner of VC and Miller Roads) from VR-4.3 to Office Professional. Presented by Gerry Gaughan. The original PAA showed that area as Office Professional, in addition we would like another 2 acres as Office Professional. The developer has agreed to have 12 acres of open space. Davis – This made more sense than the residential, it would have a barrier and be near the senior citizens center. 6-8. Outside South Village— parcels south of Betsworth, west of Orchard Run and east of Brook Forest, be reduced from VR-2 and SR-1, to SR-10, SR-2, and SR-0.5. Presented by Jim Chagala – requests that the property stay at VR -2 or SR-0.5. It has been that way all along, and is a very developable piece of property. The property owner has been involved with the sewer and has a commitment to purchase edu's. Smith – Discussed 8 – Feels that the property owner should be consulted with this large of a change before we do this. Asks for a friendly amendment – that states this is subject to the property owner being notified of this change. Davis – DPLU stated that this land is being sold as mitigation land. 	
Motions: Accept 6.a 4 – Rudolf/Quinley – Passes:13-0-0; Accept 6.a.6 Quinley/Rudolf Passes: 13-0-0; Accept 6.a.5 Quinley/Rudolf Passes: 13-0-0; Accept 6.a.1 Quinley/Rudolf Passes 12-0-1; Accept 6.a.2 Quinley/Montross Passes 12-0-1; Accept 6.a.3 Quinley/Rudolf Passes 13-0-0; Accept 6.a.7 Rudolf/Vick Passes 13-0-0; Accept 6.a.8 Rudolf/Montross Passes 13-0-0.	
6.b.	TM 5494RPL2, ER 06-06-026; 3100-5494 - Continued
Discussion & Comments: Notice of intent to adopt a mitigated negative declaration and Draft Habitat Loss Permit; Froehlich Major Subdivision; 6-lot residential located along Double K Road off Aerie Road. Total gross area is 31.31 acres and minimum lot size proposed is 4 acres, Applicant is Charles Froehlich, 1444 Windsong Land, Escondido. Contact person is Brian Polley, 656 Metcalf Street, Escondido (Anderson)	
6.c.	TM 5313, Beauvais Tentative Map for Old Castle Project
Discussion & Comments: Beauvais Tentative Map for Old Castle Project; located on Old Castle Road near Red Mountain Drive; APN 185-230-47 Developer seeks a modification that would waive undergrounding of utilities along Old Castle Road on (TM5315RPLS); Project is 23.22 acres to be subdivided into 11 residential lots	

each with a minimum lot size of 2.0 acres. Owner is Wayne Beauvais, 1050 Maryland Drive, Vista; Contact is Jerry Gaughan (Bachman). We should not have to shoulder the cost of this. It is 873 feet of undergrounding. This should be an assessment but not a requirement.

Robertson – This is fairly normal for the County.

Rudolf – What are the findings?

Motion: Support the applicant in his endeavors for a variance.

A N D E R S O N	D A V I S	H O F L E R	V I C K	B R I T S C H	R O B E R T S O N	Q U I N L E Y	M O N T R O S S	L E W I S	H E R I G S T A D	S M I T H	V A C A N T	R U D O L F	C H R I S T I A N S O N	B A C H M A N
Y	Y	Y	Y	Y	Y	Y	Y		Y	Y		Y	Y	Y

Maker/Second: Davis/Robertson

Carries (Y-N-A): 13-0-0

Notes:

6.d. ZAP 03-001-02; Cell tower on Grand Paradise Reservoir

Discussion & Comments: Cell tower on Grand Paradise Reservoir; 27255 Kiavo Drive, Valley Center. Modify ZAP by adding 8 panel antennas and 8 TMA's on existing monopole and 4 panel antennas and 4 TMA's on an existing monopole owned by T-Mobile. The property contains 2 water tanks but the VC Water District does not allow antennas to be face-mounted to water tanks due to interference with maintenance. Applicant is ATT Mobility, LLC. Owner is Valley Center Municipal water district. Project contact person is Karen Adler, PlanCom, Inc. (Robertson). This is not a new project. The applicant wants to install additional panels and power. Ted Murray with PlanCom – This is a modification to a Minor Use Permit.

Motion: To approve the plan as proposed by the applicant.

A N D E R S O N	D A V I S	H O F L E R	V I C K	B R I T S C H	R O B E R T S O N	Q U I N L E Y	M O N T R O S S	L E W I S	H E R I G S T A D	S M I T H	V A C A N T	R U D O L F	C H R I S T I A N S O N	B A C H M A N
Y	Y	Y	Y	Y	Y	Y	Y		Y	Y		Y	Y	Y

Maker/Second: Robertson/Montross

Carries (Y-N-A): 13-0-0

Notes:

6.e. Discussion and vote on letter from the VCCPG to DPLU concerning equine and other rezoning.

Discussion & Comments: Letter originated in discussion of PO6-061 Tapestry Meadows Equestrian Center, Major Use Permit. TMEC is located at 30673 Andreen Road. (Davis and Quinley)

Motion: Move approval of the letter with the changes in the last paragraph 'that you assign staff to work with us'. The letter is attached as Appendix B.

A N D E R S O N	D A V I S	H O F L E R	V I C K	B R I T S C H	R O B E R T S O N	Q U I N L E Y	M O N T R O S S	L E W I S	H E R I G S T A D	S M I T H	V A C A N T	R U D O L F	C H R I S T I A N S O N	B A C H M A N
Y	Y	Y	Y	Y	Y	Y	Y		Y	Y		Y	Y	Y

Maker/Second: Rudolf/Bachman

Carries (Y-N-A): 13-0-0

Notes:

6.f. Circulation Subcommittee report discussion and possible votes on subcommittee membership and a list of community stakeholders approved by the Circulation Subcommittee to be included in the public discussion phase of the J-36 policy for Valley Center.

Discussion & Comments: Representatives of the following groups are recommended: Design Review Board, Circulation Subcommittee, Valley Center Trails, Valley Center Fire Board, Tribal RTAs, CERT, Valley Center LAST, Valley Center Fire Safe Council, Parks and Recreation, VCPUSD School Board, Circle A Home Owners Association, Woods Valley Home Owners Association, Chamber of Commerce, North and South Village Subcommittees, Valley Center Water District (Lewis and Sandy Smith).

The J-36 policy – This is designing your road outside of the travel lanes. The grant just got funded and the paper work is being finalized.

Motion: PG Requests that DPW send a letter to each of the above groups to be a part of writing the J-36 policy.

A N D E R S O N	D A V I S	H O F L E R	V I C K	B R I T S C H	R O B E R T S O N	Q U I N L E Y	M O N T R O S S	L E W I S	H E R I G S T A D	S M I T H	V A C A N T	R U D O L F	C H R I S T I A N S O N	B A C H M A N
Y	Y	Y	Y	Y	Y	Y	Y		Y	Y		Y	Y	Y

Maker/Second: Smith/Rudolf

Carries (Y-N-A): 13-0-0

Notes:

6.g.

South Village Subcommittee report discussion and possible vote on recommendation that the speed limit on Woods Valley Road, from Valley Center Road to a point 900 feet east of Mile Post #1, be left at 45 MPH with radar certification, and that no consideration be given to raising the speed limit on this section of road to 50 MPH. (Vick)

Discussion & Comments: The TAC requested a review to raise this section to 50 MPH after input from the VCCPG. The SC recommends that the speed limit stay at 45 MPH with radar certification. The SC is trying to keep all roads in the Village to 45 mph. The SC would like the speeds controlled with radar.

Rudolf – thought that we want them not to radar certify the road, because that would eventually cause the speed limit to rise.

Motion: Requests that the speed stay at 45 mph with radar certification and no consideration be given to raising is to 50 mph

A N D E R S O N	D A V I S	H O F L E R	V I C K	B R I T S C H	R O B E R T S O N	Q U I N L E Y	M O N T R O S S	L E W I S	H E R I G S T A D	S M I T H	V A C A N T	R U D O L F	C H R I S T I A N S O N	B A C H M A N
Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Maker/Second: Vick/Robertson

Carries (Y-N-A): 12-0-1

Notes:

6.h.

Discussion and possible vote on request for signage on the grade from Escondido into Valley Center that indicates one is entering Valley Center. (Smith)

Discussion & Comments:

Motion: The chair to write a letter to DPW to request a Welcome to V.C. sign on the grade of Valley Center Road

A N D E R S O N	D A V I S	H O F L E R	V I C K	B R I T S C H	R O B E R T S O N	Q U I N L E Y	M O N T R O S S	L E W I S	H E R I G S T A D	S M I T H	V A C A N T	R U D O L F	C H R I S T I A N S O N	B A C H M A N
Y	Y	Y	Y	Y	Y	Y	Y		Y	Y		Y	Y	Y

Maker/Second: Smith/Christianson

Carries (Y-N-A): 13-0-0

Notes:

7.

Announcements & Items of Interest to the VCCPG:

a)

A letter was distributed by GPU SC with the facts of the GPU process, Accretive PAA,

	V.C. Road Planning, Policy J-36, and Community Plan.
8.	Subcommittee Reports & Business:
a)	Mobility – Christine Lewis, Chair. – Eileene Elmore would like to be on the SC again, so would Steve Hutchison Quinley/Davis – Move that Elmore and Hutchison be added to the SC. Passes 13-0-0
b)	GP Update – Richard Rudolf, Chair. On April 16, 2010, the P.C. will vote on these changes.
c)	Nominations – Hans Britsch, Chair.
d)	Northern Village – Keith Robertson, Chair.
e)	Parks & Rec. – David Montross, Chair.
f)	Rancho Lilac – Ann Quinley, Chair. - inactive
g)	Southern Village – Jon Vick, Chair.
h)	Spanish Valley – Oliver Smith, Chair. - inactive
i)	Tribal Liason – Paul Herigstad, Chair.
j)	Website – Robert Davis, Chair.
k)	Pauma Ranch – Ann Quinley and Keith Robertson, Chairs. - inactive
l)	Castle Creek – Oliver Smith, Chair. - inactive
m)	Equine Rezoning – Paul Herigstad, Chair.
n)	Nelson Way Recycling Plant – Robert Davis, Chair. - inactive
9.	Correspondence Received:
a.	DPLU to VCCPG, Notice of Intent to Adopt a Negative Declaration for 3200 21086 (TPM), Log No. 3910 07-09-008 (ER); Via Salvador Minor Subdivision. The project is a minor residential subdivision that would subdivide a 4.44 gross acre parcel into 2 lots ranging in size from 2.14 to 2.00 net acres. Project is located ¼ miles east of Via Salvador and Mac Tan Road. Comments on this proposed Mitigated Negative Declaration must be received by April 16 at 4:00 PM.
b.	DPLU to VCCPG, Medical Marijuana Collectives County Code and Zoning Ordinance Amendments (POD 09-007). Ordinances are intended to implement the Compassionate Use Act of 1996 and the State Medical Marijuana Program by establishing reasonable and uniform regulations to allow qualified patients and primary caregivers to cultivate marijuana for medical purposes and protect the health, safety and welfare of communities within the county. Comments on the proposed amendment are requested by April 2, 2010. A hearing before the Planning Commission is expected this spring and a hearing before the Board of Supervisors is expected by mid-Summer. Direct comments or questions to Joseph Farace at 858-694-3690 or joseph.farace@sdcounty.ca.gov.
c.	DPLU to VCCPG; Adoption of Conflict of Interest Codes for Planning and Sponsor Groups. At the March 23 rd Board Meeting the Board of Supervisors will consider the adoption of Conflict of interest codes. Under this policy the Planning and Sponsor Group members will be subject to the Political Reform Act and therefore subject to potential FPPC fines and penalties, civil lawsuits, and/or criminal prosecution for non-compliance with the State's conflict of interest laws. Direct comments or questions to Joseph Farace at 858-694-3690 or joseph.farace@sdcounty.ca.gov.
d.	DPLU to VCCPG; The SD County Planning Commission considered VCCPG appeal to the Director of DPLU's decision to approve Site Plan S05-055 (also known as Orchard Run). By a vote of 6-0 (one abstention), the Planning Commission upheld the Director's decision to approve S05-055 with requirements that the sound wall be planted with creeping vines between the rock-faced columns, that trails are designed to connect to existing and future trails if possible, and that invasive plant species be eliminated from the Landscape Plan. The Planning Commission accepted the owner, John Belanich's offer to fund a public trail on Lilac Road where it abuts the project site.
e.	Planning Commission of San Diego to VCCPG; Notice of Public Hearing at 5201 Ruffin Road in San Diego on March 19, 2010 on two matters: (1) T-Mobile and Guild Residence Wireless Telecommunication Facility; P08-007; ER08-02-002 at 33780 Double Canyon Road, VC. The project is a MUP to authorize the construction and operation of an unmanned wireless telecommunication facility. The facility would include a 50-foot tall mono-palm tree to which six panel antennas would be counted. Associated equipment, including three equipment cabinets and a generator receptacle would be placed within a seven-foot tall concrete block wall enclosure with a metal roof. (2) Gordon Hill Wireless Telecommunication Facility; P08-034; ER 08-08-016 at 28407 Gordon Hill Road (APN 185-180-66-00). This project will authorize the construction and operation of an unmanned wireless telecommunication facility.
f.	DPLU to VCCPG; Name plate for new VCCPG member Chad Christianson.
g.	DPLU to VCCPG; AD09-048 (3000-09-048), Weekley, 2 nd Dwelling Unit; Owner: Ralph and Dianne Weekly; Project address 31075 Valley Center Road at Sunset Road; Project Contact person: Michael Mills, 1060 Evergreen Lane, Vista. Project involves addition of a second dwelling unite with stables and garage on 6.18 acre lot.
h.	VCCPG from Janice Gilbert; P.O Box 2395, letter of concern about a dumping ground for of abandoned boats, and vehicles on the north side of Valley Center Road, east of Rick Hill Ranch Road and between 3000 and 30330 Valley Center Road. Request for Planning Group to check the site and advise about next steps if a violation is occurring.
i.	San Diego County Planning Commission, Final meeting agenda for April 2, 2010 at 9:00 AM at 5301 Ruffin Road, San Diego.

- i. San Diego County Traffic Advisory Committee to VCCPG; Notification that the Board of Supervisors approved the existing speed limit postings on Valley Center road between Escondido City Limit and Cole grade road and directed the existing 60 MPH and 45 MPH speed limits be retained. Appropriate speed limits signs have been installed.
- k. DPLU to VCCPG; San Diego County Planning Commission approval of Major use Permit (P08-034) which would allow construction and operation of an unmanned wireless telecommunication facility at 28407 Gordon Hill Road and also approved a Major Use Permit (P08-007) to allow the construction and operation of an unmanned wireless telecommunication facility at 33780 Double Canyon Road and also approved Major Use Permit Modification (P70-212W2) to allow modification of an existing Major Use Permit for a recreational vehicle park. Modification would increase the number of RV spaces from 135 to 140 with 25% reserved for 90 day occupancy and the remainder to have no occupancy limit. The project site is located at 8310 Nelson Way. No temporary tents, storage units or temporary utility trailers will be allowed on site.
- l. DPLU to VCCPG; Notice of Public Hearing on April 13, 2010 at 8:30 AM at 5201 Ruffin Road on the Via Suena Wireless Telecommunication Facility Generator Addition; ZAP00-045W1; ER00-080-14A to authorize the installation of an emergency back-up generator for an existing unmanned wireless telecommunication facility at 13115 Via Suena.
- m. SANDAG to VCCPG; Notice of Intent to Adopt a Mitigated Negative Declaration on the San Diego Regional Bicycle Plan. The project is located throughout the 19 local jurisdictions in the region. The plan contains goals and recommendations to guide local and regional decision making. The preliminary Draft will be considered by the SANDAG Board at a public meeting on May 29, 2010 at 9:00 AM at the SANDAG Board room at 401 B Street, Suite 800 San Diego.

10.	Requests for Items on Upcoming Agendas:	
a)		
11.	Motion to Adjourn: Next meeting May 10, 2010	
	Maker/Second: Davis/Quinley	Vote: 12 – 0 - 0
Notes:		

Appendix A:

To: VCCPG

From: GPU Subcommittee

Re: Recommended Comments GPU Land Use Designations

Date: April 12, 2010

Recommendations:

Approve the below eight Land Use Map Changes, as part of your previously recommended Project Alternative to be included in the Revised GPU, and forward them to Devon Muto ASAP (for Planning Commission consideration on April 16).

Discussion:

In March 2009 you approved recommending density reductions, supporting the Draft Land Use Map outside the Villages, and the Environmentally Superior Map inside the Villages, plus reductions within the central valley villages to match those proposed by the two major developers in the North Village. In August 2009, you approved the “VCCPG Recommended Alternative Map”, making additional reductions as part of the “iterative process” right-sizing the Villages. In March 2010 you recommended reducing the Revised GPU Land Use Designations.

Tonight’s recommended changes continue that iterative process, further reducing density:

1. North Village 2 parcels at northeast corner of Fruitvale/Cole Grade intersection. Change from VR-4.3 to VR-2 (Attachment 1);
2. North Village— approximately 7 parcels east of Cole Grade (and east of Hofler Vet Office and parcels in item 1, above) north of Fruitvale (across from Elementary school), from VR-2.9 to VR-2/SR-0.5 (Attachment 1);
3. North Village —parcels east of those in item 4, above, to Twain Way, north of Fruitvale, from SR-1 to SR-2 (Attachment 1);

4. North Village Weston Project—same yield but change configuration to larger parcels adjacent to Misty Oaks and Miller Road. (Attachment 2)

5. North Village Valley Center View Properties Project—Two changes within PAA (northeast corner of VC and Miller Roads from VR-4.3 to Office Professional) (Attachment 1);

6-8. Outside South Village— parcels south of Betsworth, west of Orchard Run and east of Brook Forest, be reduced from VR-2 and SR-1, to SR-10, SR-2, and SR-0.5 (Attachment 1).

Details:

Recommendation 1 revisits and corrects what the Planning Group actually did recommend on March 8, 2010, feathering and “ground-truthing” the two residential parcels (NOT Hofler nor Geise) at the northeast corner of Cole Grade and Fruitvale to VR-2. (Subcommittee vote 6-0) [This recommendation is already included in the staff report to the PC for 4/16]

Recommendation 2 revisits the parcels immediately across the street from the elementary school, and recommends they remain in the Village, but at less density than the current 2.9 du/acre, accounting for their proximity to the school complex. (Subcommittee vote 6-0) [This recommendation is already included in the staff report to the PC for 4/16, but at SR-1, instead of VR-2/SR-0.5]

Recommendation 3 revisits the parcels immediately to the east of those in item 2, above (including the Chapman PAA). The Planning Group previously recommended their reduction from SR-2.9 to SR-2, and the Planning Commission compromised on that, with the January 2010 PC Tentative Map showing SR-1. Because of their distance from the Village boundary, inability to perk or have other sewage treatment, and topography, the subcommittee again recommends you urge the Planning Commission to change the designation to SR-2, consistent with feathering and the designation of all their neighbors. (Subcommittee vote 6-0)

Recommendation 4 is new, slightly changing the configuration of the Weston parcels, but NOT changing the yield. Attachment 2 shows moving the line between the 2 du/acre designation and the 4.3 to the north and west (green line on the map) so that it only includes the first row of houses. In doing this, the yield increases 9.6 units or 576 to 585. To make up for that they have moved the line between the 15 and the 7.3 204 feet to the east (1.25 acres--black vertical lines) which will have the effect of reducing the yield by the same 9.6 units. Therefore there is one row of houses along the northern and western boundaries at 2 du/acre, but the yield is the same. The Planning Group will review the actual number and configuration of the lots when the Specific Plan for the Project eventually comes forward (Subcommittee vote 6-0).

Recommendation 5 is new, changing the configuration of the Valley Center View PAA parcels on the northwest side adjacent to Miller Road. One change turns a one-acre parking lot designated VR-4.3 to Office Professional (really just correcting a staff error); the second converts a 2-acre parcel to its north from VR-4.3 (very small lot residential) to Office Professional, to accommodate 2 one-acre lots capable of private ownership as doctor's offices. That use would complement the Office Professional to the south, and the senior housing to the east. It would also add some ADT's on Valley Center Road, but they would be more than offset by the reduction of some 7,500 ADT's currently counted in other General Commercial land that will be on Open Space as a result of the Specific Plan for the project.

6, 7 and 8 revisit the March 8, 2010 GPU Subcommittee recommendation and VCCPG vote. Our previous recommendations did not properly take the MSCP PAMA and the Moosa Creek riparian habitat into account. We now recommend that the lower large parcel adjacent to Orchard Run be SR-0.5, which is slope dependant

(Subcommittee vote 5-1, Geinzer No); and that three parcels north of that be SR-2 (because of the lot size and riparian constraints) (Subcommittee vote 6-0); and that the three larger lots to their west be SR-10 (because of the slope and being adjacent to RL-20, consistent with feathering) (Subcommittee vote 6-0).) [This recommendation is already partly included in the staff report to the PC for 4/16. Staff recommendation is for SR-0.5 for both areas west of Orchard Run (instead of SR-2 for the northerly parcels adjacent to Betsworth Road) and does not address the larger SR-1 area, which the Subcommittee recommends to be reduced to SR-10]

If you approve the Subcommittee's recommendations that differ from those in the 4/16 staff report to the PC, we will have to specifically request the PC to make those changes. Staff's responses to the recommended changes the VCCPG made on 3/8/2010 are discussed in Attachment 4.

CONCLUSION

The General Plan Update has been a long and arduous process. There have been several significant reductions to the projected population for the Valley Center Planning Area since the VC Planning Group's request in 1999 for 45,853 (see Attachment 3, letter from the 1999 Chair). In the County model, the relationship between population and rooftops is *roughly* 3:1. (45,853 residents is roughly equivalent to 15,284 homes.) Valley Center has approximately 6000 homes now.

In January, the County Planning Commission approved a tentative map that allows roughly 6200 NEW homes in the Valley Center over the next 20 years throughout the 94 square mile Planning Area. 4400 homes are planned on large lots (2-20 acres); 300 are in existing Specific Plan Areas, and about 1500 are planned in the South and North Villages, combined. The Orchard Run project of 300 homes, which was recently approved, is INCLUDED in the South Village number.

The Planning Commission has already endorsed the Planning Group's recommendation to cut the number of housing units in the Villages by more than 50% -- from 2862 to 1500. This is about 20% of the new homes in our planning area. The number of homes proposed for the two Villages are based on the idea of creating a compact core that includes retail and professional services for people who already live here, and homes on smaller lots for people who already work here.

The impact of tonight's (and the previously approved) recommended reductions should improve the livability of the North and South Villages, and improve the LOS on Valley Center and Lilac Roads. The shrinking of the Village Limit Line to that shown on the Environmentally Superior Map inside the Villages, with these additional changes, will bring us ever closer to the 33,000-population goal.

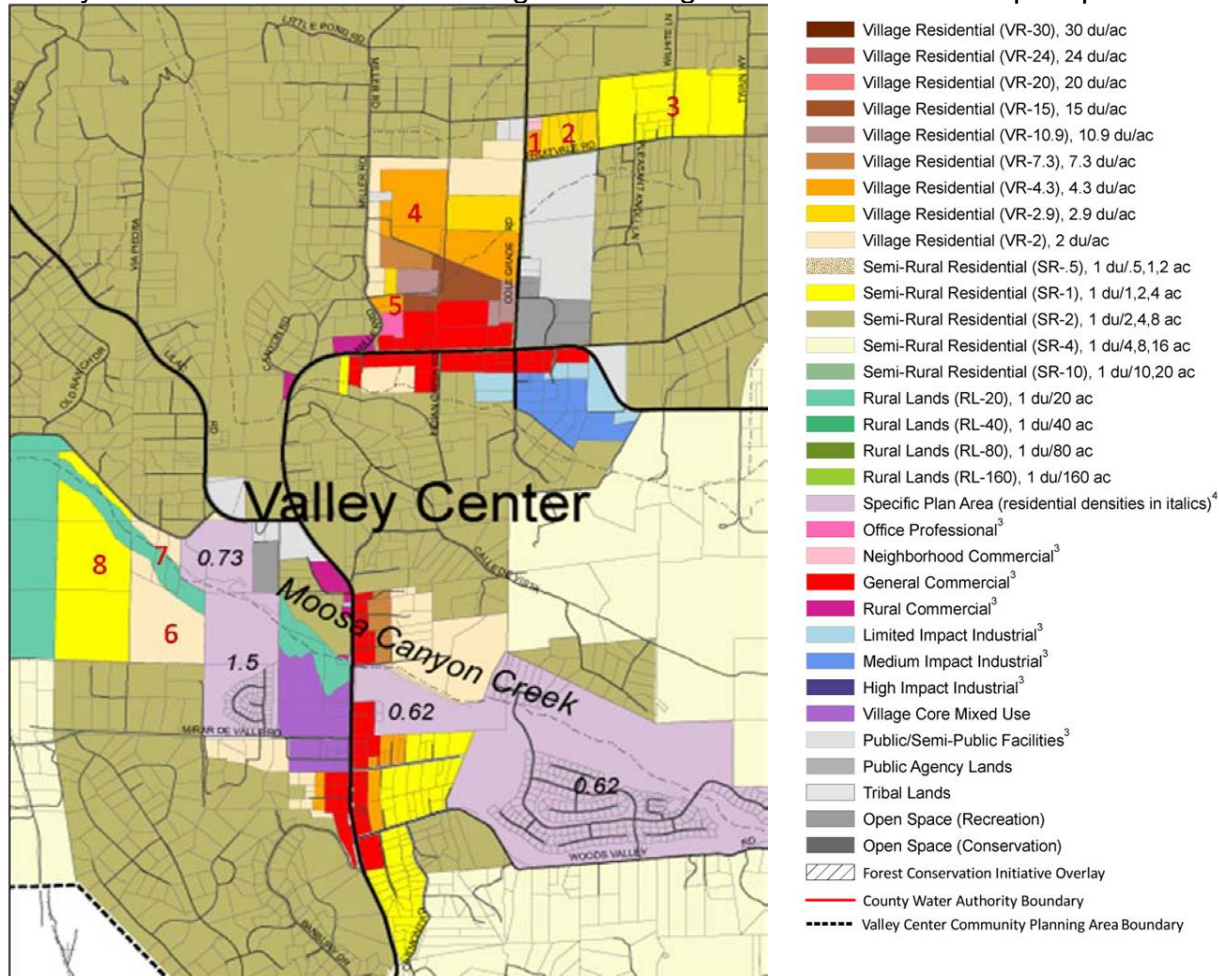
Respectfully submitted,

Rich Rudolf

Chairperson

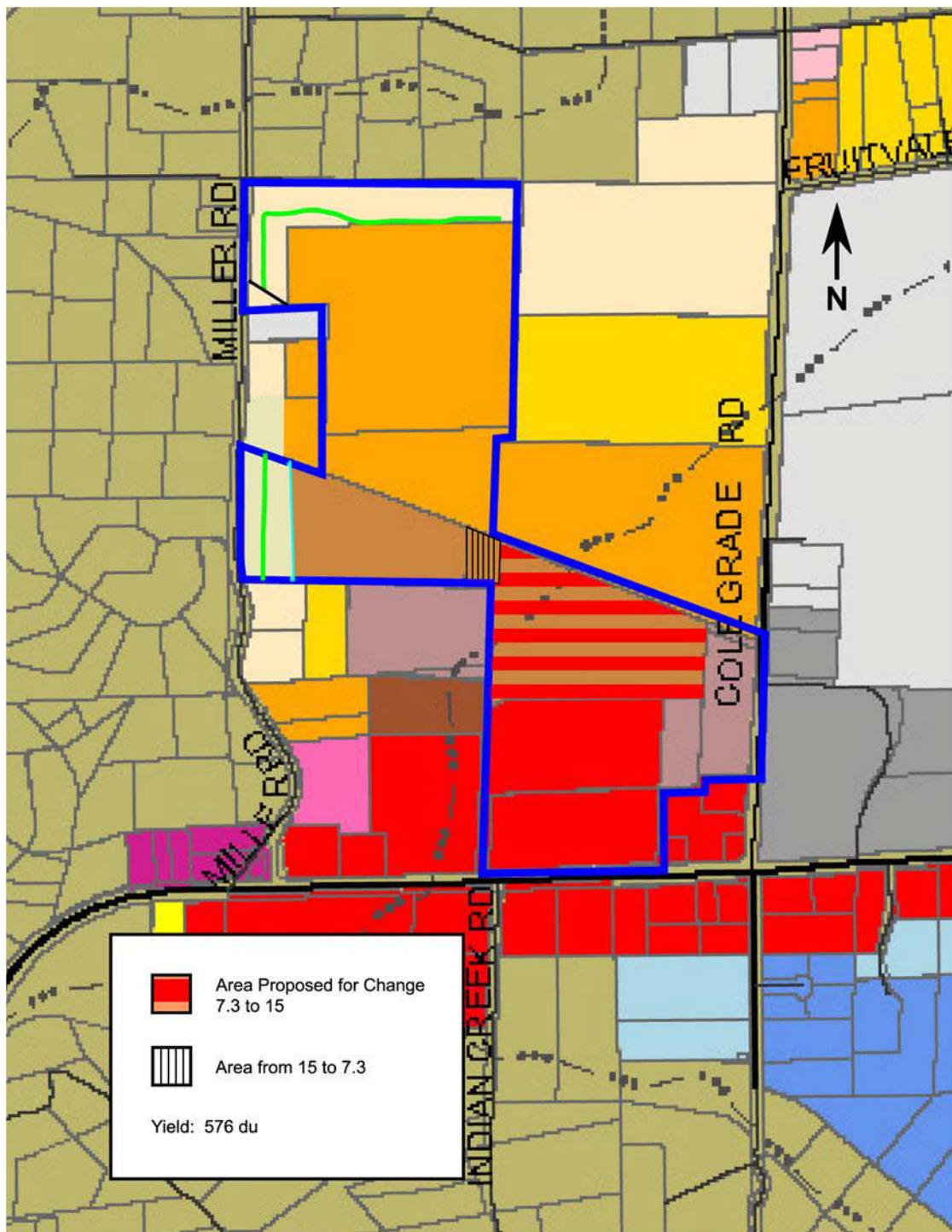
Attachment 1

Valley Center North and South Villages Planning Commission GPU Map - April 2010



Request #	Description	PC Map Designation	VCCPG Request	Justification
1	2 parcels - NE corner of Cole Grade Rd/Fruitvale Rd	VR 4.3	VR 2	Already built at ½ ac
2	7 parcels east of Cole Grade north of Fruitvale	VR 2.9	VR 2	Already built at ½ ac
3	East of Item 2 on Fruitvale	SR 1	SR 2	Matches surrounding neighborhood
4	North Village - Weston VR.5 parcels			See Attachment 2
5	North Village – Valley Center View Properties	VR-4.3	Office Professional	Contiguous to Office Professional/matches PAA
6	1 parcel - South of Betsworth and Moosa Creek	VR 2	SR .5	Too far from village core/ in PAMA/some slope
7	3 parcels - South of Betsworth and Moosa Creek	VR 2	SR 2	1 parcel already built at SR2/ in PAMA
8	3 parcels - South of Betsworth and Moosa Creek	SR 1	SR 10	In PAMA/>25% slope/adjacent to RL 20

Attachment 2



Attachment 3

FROM : GLAVINIC

PHONE NO. : 7607434488

SEP. 14 1999 09:28 AM

RECEIVED
SEP 14 1999

San Diego County
DEPT. OF PLANNING & LAND USE

Valley Center Community Planning Group
PO Box 127
Valley Center, CA 92082

Gary Pryor, Director
County of San Diego DPLU
5201 Ruffin Road
San Diego, CA 92123-1666

9-14-99

Reference: VC Population Estimate for GP2020 Planning and "Green Belts"
45,853 RPO

Dear Gary,

Notwithstanding, the VCCPG's previous recommendation for population VCCPG voted unanimously at our 9-13-99 meeting to use SANDAG's capacity projection of 45,853 for planning purposes.

In reference, to potentially "inert" or "green and/or brown" belt areas within Valley Center our group felt fortunate because of the topography lends itself to natural green or brown belts areas. By the utilization of Resource Protection Ordinance (RPO) it would almost automatically accomplish this purpose for Valley Center. The exception areas are the Country Towns which will have to be served by a sewer.

Regards,



Larry Glavinic, Chair

Larry Glavinic

VC-6

Attachment 4

Previous Planning Group LU Designation recommended Changes:

In March 2010 you recommended reducing the Revised GPU Land Use Designations:

- A. On the 3 parcels north of Fruitvale/Cole Grade road intersection: from VR-4.3 to VR-2
- B. Area 10U: (A-frame, Veterinarian parcel): from Rural Commercial to Rural Residential
- C. Area 11U: (Nelson Way) from Limited and Medium Impact Industrial (I-1 or I-2) to Semi-Rural Residential SR-10
- D. Area 12U: (Bates Nut Farm; from Rural Commercial to Holding Zone S-90

Staff's response to those recommendations was:

3 parcels south of Hofler Vet Office— Hofler front half parcel and Geise parcel changing to Neighborhood Commercial GPU LU designation, but staying C-40 zoning. Staff was not going to change other 2 parcels to VR-2; VR-4.3 was not a mistake. The Planning Group tonight again addresses the change in item 1.

A-frame and Used car lot—because both are now recommended GPU Commercial, and that is their existing use, staff will probably keep at C-40. Nelson Way—Trailer Park is Residential, A70, and will go to GPU LU designation SR-10 and SR-10 zoning like neighbors, or stay A70 for time being. For Concrete and asphalt recycling, staff said they would consider replacing Industrial and C-40 zoning with GPU LU designation and consistent zoning at SR-10, examining remaining useful life of quarry/facility, and lack of other Commercial or Industrial uses in that area, but did not do so in the 4/16/ report. (Possible change of Commercial and C-36 zoning for nursery on Nelson Way to Residential like its neighbors, as it can continue to operate as present without commercial, and no GPU plans for other commercial in that area.)

Bates Nut Farm—Staff says we can't make Holding Zone S-90, because that zone only appropriate for undeveloped land. Current status is compromise reached a few months ago, GPU LU designation of Rural Commercial and staff-recommended consistent C-40 Rural Commercial zoning on approximately 20 acres (adding 12-13-acres to the west of the current 7-8 acres of C-40 zone). The rest is currently Estate Residential and A-70 zoning, will stay that or become SR-4 like neighbors.

Finally Report item 1 B (9U, South of Betsworth). That item only dealt with "consistency zoning" and reported the 8/24/09 VCCPG recommendation that the parcels west of Orchard Run and east of Brook Forest be reduced from VR-2 and SR-1, to SR-2 ("to match currently developed use"). Staff says they are NOT correcting that as a mistake on the PC Tentative Approval Map. The Planning Group tonight addresses the change in items 6-8.

Appendix B:
April 12, 2010

Eric Gibson
County of San Diego, Department of Planning and Land Use
5201 Ruffin Road, Suite "B"
San Diego, CA 92123

Dear Mr. Gibson,

The Valley Center Community Planning Group (VCCPG) recently established an Equine Zoning Subcommittee to investigate concerns raised by our local equine community. These residents are concerned about the future of raising, training, and boarding horses in Valley Center, and other unincorporated areas. These concerns are grounded in the content and application of DPLU policies.

During recent meetings, the VCCPG learned about the costs and work required for a major use permit to allow property owners to board and train horses on properties that are designated with the "L" animal designator. "L" designators are in place on the majority of properties in the Valley Center area.

While we understand the need for regulation of permitted uses, we are concerned about the extreme financial impact the current permitting process imposes on uses that are otherwise consistent with the community and neighborhood. We are also concerned with the structure of the regulations when they conflict with historically accepted land uses within our community.

The existing major use permit process can require tens of thousands of dollars in fees, studies and engineering costs, and is suited to larger developments or commercial uses that will justify the costs of the permit. However, it does not work in Valley Center where many land owners want to board a limited number of horses for the local equestrian community.

The care training and management of small numbers of horses, or other livestock, is not like a large commercial development. Once the studies are done and the project is complete there is not substantial revenue to be realized. Animal care and management realizes little profit beyond what is necessary to feed the animals and provide space for their exercise and training.

Present requirements of ten or fifteen costly studies, including traffic impact studies, and the associated costs of DPLU review, cause even the most committed applicant to doubt the wisdom of pursuing these permits. But at the same time, Valley Center is a community where many people own animals and places where those animals may be kept are valued and needed, and can be difficult to find.

Valley Center is a rural community, and we need a sustainable rural economy. An important element in developing and retaining such an economy is realistic zoning regulations, including zoning that allows for small-scale agricultural uses without imposing an undue burden on the property owners.

The excessive burdens of our existing permitting policy have forced property owners into non-permitted use of their lands, and this serves neither the community nor the DPLU. We have a "One Size Fits All" system that does not differentiate between small, inoffensive, uses that are consistent with community standards and large potentially offensive uses that require the full permit process to ensure preservation of the community character and property rights of neighboring properties.

The VCCPG wants to work with DPLU and other agencies to create a process that encourages community-consistent uses like horse boarding, wineries, and other rural economic enterprises.

We request that you assign staff to work with us on these issues, with the goal of updating existing policy to create a more "user-friendly" process which will enhance the community character of Valley Center and other unincorporated areas, while at the same time building a more manageable and cost-effective regulation system for DPLU.

We look forward to working with you on these issues.

Sincerely yours,

Oliver Smith, Chair
For the VCCPG

Paul Herigstad, Chair
For the Equine Rezoning Subcommittee of the VCCPG